

FINDINGS, CONCLUSIONS AND DECISION
OF THE CITY COUNCIL OF THE CITY OF SEATTLE

In the matter of the Petition)	
of)	
)	C.F. 309287
Ken McBride)	DPD Project 3008747
)	
To rezone 34,472 square)	FINDINGS, CONCLUSIONS
feet of land located at)	AND DECISION
11340 and 11334 Corliss)	
Avenue North from SF)	
7200 to SF 5000)	

Introduction

This matter involves a request by Ken McBride (McBride) to rezone approximately 34,472 square feet of property located at 11340 and 11334 Corliss Avenue North from Single Family 7200 (SF 7200) to Single Family 5000 (SF 5000). Attachment A shows the area to be rezoned.

On November 13, 2008, the Director of the Department of Planning and Development (DPD) recommended approval of the rezone. After holding an open-record hearing on January 6, 2009, the Hearing Examiner issued Findings and Recommendations recommending approval. The Council received no appeals of the Hearing Examiner's recommendation.

The matter came before the Planning, Land Use, and Neighborhood Committee (Committee) on March 25, 2009. At that meeting, the Committee considered the merits of the application and voted to recommend approval to the full Council.

The full Council considered the matter on April 6, 2009, and voted 5 to 4 to deny the proposed rezone on the grounds that it conflicted with Land Use Goal 9 in Seattle's

Comprehensive Plan, which emphasizes maintaining the character of single family zones. The Council also concluded the rezone could set a precedent and compromise the single-family character of the surrounding neighborhood by encouraging other homeowners to pursue rezones of their properties.

McBride subsequently filed a Land Use Petition in King County Superior Court challenging the Council's decision. On January 27, 2010, the Court found that the Council erred in denying the rezone and issued an order granting McBride's petition, vacating the Council's decision, and remanding the rezone to the Council for further action consistent with the Court's order.

In response to the Court order, the full Council referred C.F. 309287 to the Committee on the Built Environment on March 8, 2010. At its March 10, 2010, meeting, the Built Environment Committee discussed the Court order and voted to recommend approval of the rezone to the full Council.

Findings of Fact and Conclusions

The Council adopts the Hearing Examiner's Findings of Fact, Conclusions and Recommendations for C.F. 309287 dated January 14, 2009.

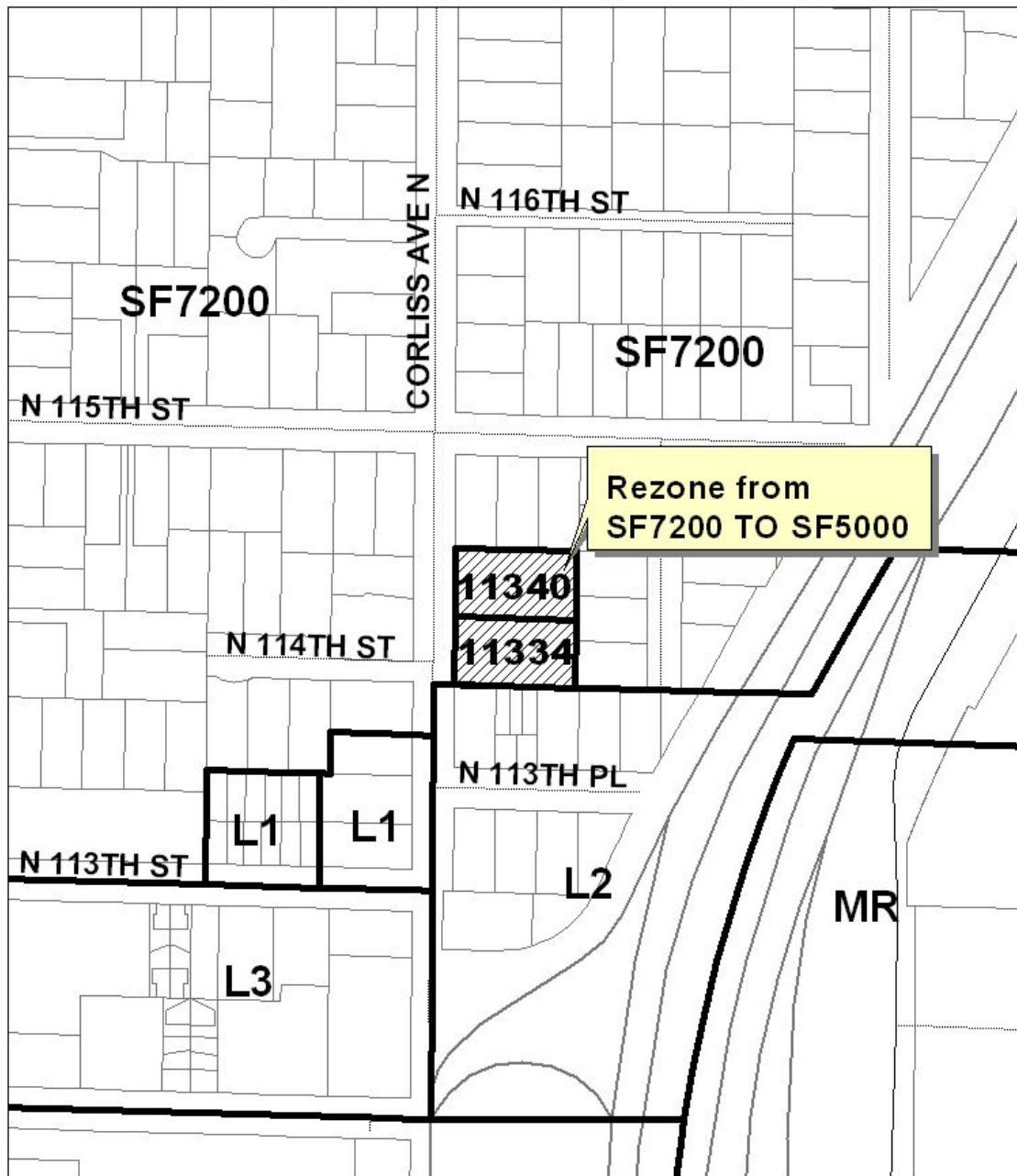
Decision

The Council GRANTS a rezone of the property from SF 7200 to SF 5000 as described above and found in Attachment A.

Dated this _____ day of _____, 2010.

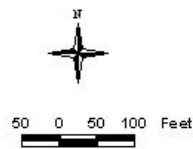
City Council President

ATTACHMENT A



**11340 & 11334
Corliss Ave N
Rezone**

-  Zoning Outlines
-  Streets
-  Arterials
-  Interstate Freeway
-  Parcels



No warranties of any sort
including accuracy, fitness
accompany this product.
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City of Seattle.
Prepared Mar. 18, 2009
by C. McCoy